

MEMORANDUM FOR THE RECORD

Subj: FINDING OF SUITABILITY TO TRANSFER (FOST) OF 71-ACRES OF LAND AT
NAVAL AMMUNITION SUPPORT DETACHMENT (NASD), VIEQUES ISLAND, PUERTO
RICO

- Ref: (a) Final Environmental Baseline Survey (EBS) for 88-Acre Site,
Vieques Airport Expansion, Vieques Island, Puerto Rico 15
March 1999
(b) Memorandum for the Chief of Naval Operations, DON
Environmental Procedures Applicable to Non-BRAC Real Estate
Action, Dtd 22 December 1993

PURPOSE

This memorandum is provided to document the finding that the subject property (approximately 71 acres) is environmentally suitable for transfer to the Puerto Rico Ports Authority.

PAST AND CURRENT USE

The United States has owned and the Navy has occupied the subject property since 1942. Prior to Federal ownership, the subject property was used for agriculture purposes, specifically sugar cane and pineapple farming. The Navy has utilized the subject property as a buffer zone to NASD activities. Additional information on past and current uses is included in reference (a).

PURPOSED FUTURE USE

The Puerto Rico Ports Authority intends to utilize the subject property to expand the runway at the current municipal airport. The expansion will allow larger commercial aircraft to land at the airport.

SUMMARY OF EBS FINDINGS

In accordance with reference (b), reference (a) was prepared in March 1999. The purpose of the EBS was to identify past hazardous substance or petroleum product storage, release, treatment or disposal on the subject property and to document other significant findings regarding environmental conditions.

The EBS identified no adverse environmental conditions. Based on the EBS, no hazardous substance and no petroleum products or their derivatives are known to have been disposed of or released on the subject property. Pursuant to the requirements of CERCLA Section 120(h)(4), the Navy has sought and received from the Puerto Rico Environmental Quality Board concurrence that the subject property is uncontaminated.

REQUIRED FUTURE ACCESS AND USE RESTRICTIONS

No restrictions on future use of the subject property must be imposed because of environmental conditions. As noted below, pursuant to CERCLA Section 120(h)(4)(D)(ii), the deed effecting the transfer must include a clause granting the United States future access to the subject property.

FINDING

Based on the above information, I conclude that all requirements to reach a finding of suitability to transfer the subject property to the Puerto Rico Ports Authority for the purposes of airport expansion have been met. The deed effecting the transfer must include deed covenants required under CERCLA 120(h)(D)(I) and (ii).

James R. Bailey

07/23/99

James R. Bailey

Date

Head, Environmental Support Branch

Environmental Quality Division

Atlantic Division, Naval Facilities Engineering Command



**COMMONWEALTH OF PUERTO RICO
OFFICE OF THE GOVERNOR
ENVIRONMENTAL QUALITY BOARD**

July 23, 1999

J.R. BAILEY, P.E.
HEAD
ENVIRONMENTAL SUPPORT BRANCH
ENVIRONMENTAL DIVISION
ATLANTIC DIVISION
NAVAL FACILITIES ENG COMMAND
1510 GILBERT ST
NORFOLK VA 23511-2699

ATT: Mark Barnes

VIEQUES AIRPORT EXPANSION
VIEQUES ISLAND, P.R.

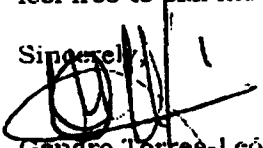
Dear Mr. Bailey:

Please be informed that the Puerto Rico Environmental Quality Board (PREQB) has no objection whatsoever regarding the proposed transfer of an 88-acre site to the Puerto Rico Ports Authority in Vieques, Puerto Rico.

This determination is based on the Environmental Baseline Survey conducted on the property to be transferred which indicates no hazardous substances or petroleum products or derivatives are present on the subject property.

However, there is a concern regarding possible archaeological sites identified by the State Historical Preservation Office to be on or near the subject property, which should be addressed prior transferring the site to the Puerto Rico Ports Authority. For additional information, please feel free to call me at (787) 766-2823.

Sincerely,


Genaro Torres-León
Alternate Member/Director
Emergency Response & Superfund Program

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